



WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: May 9, 2017

CM/ACM
Finance KS
DASH
Risk Mgmt DE
Comptroller CH
Clerk CS

DATE: April 17, 2017
TO: Board of County Commissioners
FROM: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, desmith@washoecounty.us
THROUGH: Dave Solaro, Arch., P.E., Director Community Services Department, 328-2040, dsolaro@washoecounty.us
SUBJECT: Approve a Quitclaim Deed to convey real property, a portion of APN 038-100-31 (totaling .37 acres) for use as a public right-of-way to the State of Nevada Department of Transportation; and if approved, direct the Clerk's Office to record the Quitclaim Deed. (Commission District 5.)

SUMMARY

A total of 16,198 square-feet of proposed roadway (a portion of APN 038-100-31 totaling .37 acres) is recommended to be quitclaimed to the State of Nevada, Department of Transportation. The transfer of this property is performed under NRS 408.517.3 and with no cost under NRS 277.053. This section of County property is currently an undeveloped portion of Verdi, Nevada.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

None.

BACKGROUND

The State of Nevada Department of Transportation (NDOT) owns and is responsible for the US Highway 40 where it passes through portions of Washoe County located in the Verdi, Nevada area. To facilitate new development within the area, analysis supporting a proposed roundabout to be designed and constructed on the highway has been performed. A preliminary design was drafted to demonstrate adequate truck maneuverability, appropriate design speeds and proactive facilities for bicycles and pedestrian movements, all conforming to NDOT standards.

In order to proceed with the implementation of the project, a portion of property owned by Washoe County is required to be transferred to NDOT for right-of-way at the proposed roundabout location. Staff recommends that the portion of property identified on Exhibit A and A-1 be transferred to NDOT via quitclaim as allowed under NRS 408.517.3 and at no cost as allowed under NRS 277.053.

AGENDA ITEM # 5.F.3

FISCAL IMPACT

There is no fiscal impact associated with this item. The State of Nevada Department of Transportation will assume responsibility for design, construction, operation and maintenance costs of the proposed roadway. There are no significant operational savings to Community Services Roads Division.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Quitclaim Deed to convey real property, a portion of APN 038-100-31 (totaling .37 acres) for use as a public right-of-way to the State of Nevada Department of Transportation; and if approved, direct the Clerk's Office to record the Quitclaim Deed.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Quitclaim Deed to convey real property, a portion of APN 038-100-31 (totaling .37 acres) for use as a public right-of-way to the State of Nevada Department of Transportation; and if approved, direct the Clerk's Office to record the Quitclaim Deed."

Ptn. Of APN: 038-100-31

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, PM
CARSON CITY, NV. 89712

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 20____,
between the WASHOE COUNTY, a political subdivision of the State Of Nevada,
hereinafter called GRANTOR, and STATE OF NEVADA, acting by and through its
Department of Transportation hereinafter called GRANTEE.

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of ONE
DOLLAR(\$1.00), lawful money of the United States of America and other good and
valuable consideration, the receipt whereof is hereby acknowledged, and acting in
accordance with the provisions of Chapter 408 of the Nevada Revised Statutes, does
hereby remise, release and forever quitclaim unto the said GRANTEE all of the right,
title, and or easement interest of said GRANTOR in and to that certain real property
situate, lying and being in the County of Washoe, State of Nevada, and more particularly
described as being a parcel or strip of land lying adjacent to the southerly right-of-way
line of US Highway 40, over and across a portion of the Southwest ¼ of Section 9,
Township 19 North, Range 18 East, Mount Diablo Base and Meridian, more fully
described as follows and as identified on Exhibit A and A-1:

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be
executed and its seal to be hereunto affixed the day and year first above written.

Washoe County, a political subdivision of the State of Nevada

Chair, Washoe County Commission
Washoe County Commission

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on _____, 2017, by
_____, as _____ of Washoe County, a political subdivision
of the State of Nevada.

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of that real property described in that Grant, Bargain and Sale Deed recorded November 29, 2011 as Document No. 4062092, Official Records of Washoe County, Nevada, situate within the Southwest 1/4 of Section 9, Township 19 North, Range 18 East, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of US Highway 40 (Nevada State Route 425, width varies), 50.15 feet right of centerline "X" at station 134+31.29 P.O.T., from which the South 1/4 Corner of said Section 9 bears South 41°53'05" East, 1363.85 feet;

THENCE along said southerly right-of-way line the following two (2) courses:

1. North 86°36'53" East, 91.76 feet, to the beginning of a tangent curve to the right with radius of 4950.00 feet;
2. Easterly, 269.85 feet along the arc of said curve, through a central angle of 3°07'25";

THENCE departing said southerly right-of-way line, South 58°25'53" West, 152.91 feet;

THENCE North 90°00'00" West, 60.00 feet;

THENCE North 68°52'55" West, 183.32 feet, to the POINT OF BEGINNING.

Containing 16,198 square feet (0.37 acre), more or less.

BASIS OF BEARINGS: Grid North, NAD 83(94) Nevada State Plane Coordinate System, West Zone, derived from GPS observations.

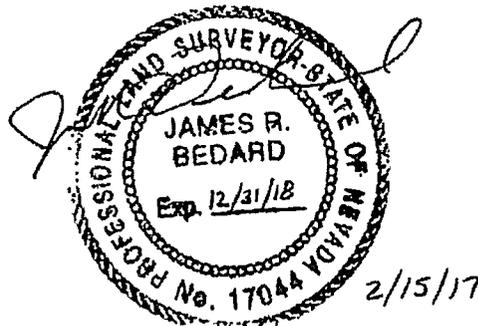
SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of



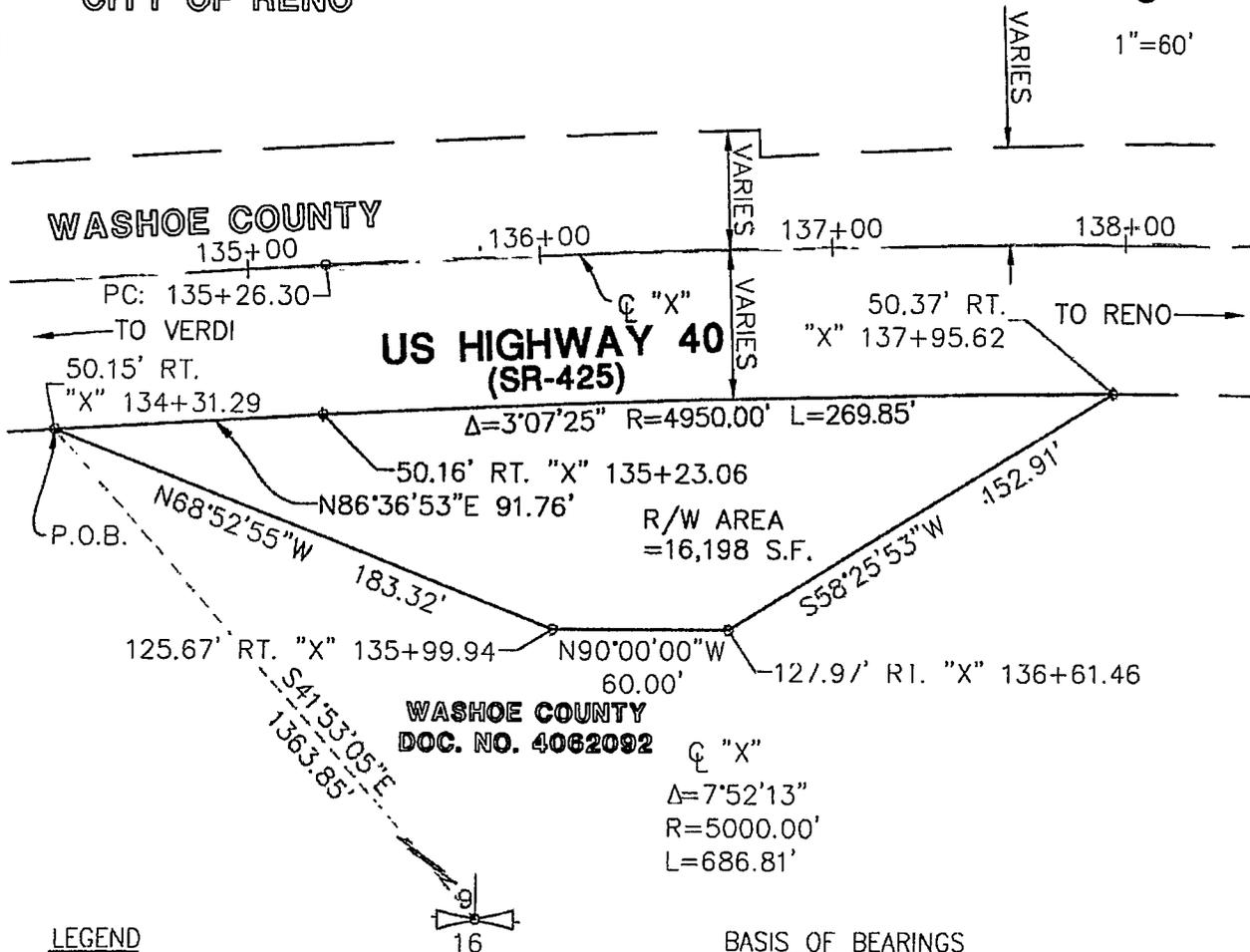
9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500



NNH GROUP, LLC
 PARCEL 2, ROS 5771

SW 1/4 SEC. 9
 T19N, R18E, MDB&M

CITY OF RENO



R/W AREA
 =16,198 S.F.

WASHOE COUNTY
 DOC. NO. 4062092

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINE
- (R) RADIAL
- ROS RECORD OF SURVEY

BASIS OF BEARINGS

GRID NORTH, NAD 83(94) NEVADA
 STATE PLANE COORDINATE SYSTEM,
 WEST ZONE, DERIVED FROM GPS
 OBSERVATIONS.



3890 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3900 fax: (775) 746-3920 www.manhard.com
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

WASHOE COUNTY	
RENO, WASHOE COUNTY, NEVADA	
RIGHT-OF-WAY EXHIBIT	
PROJ. MGR.: AM	SHEET
DRAWN BY: JRB	EXHIBIT A-1
DATE: DEC. 2016	DRH.RENV.01 130470
SCALE: 1"=60'	

12/29/2016 10:58 AM P:\Inhouse\130470\Drawings\130470\130470-NEV1.dwg Updated By: jrbnrc